



£139,950 Leasehold Bournemouth

A Well Presented 1 Bedroom Ground Floor Purpose Flat Situated in the Location of Boscombe. Features Include Modern Kitchen, Modern Bathroom, UPVC Double Glazing, Gas Central Heating, Communal Gardens, Communal Bike Shed. No Forward Chain.

- Modern Fitted Kitchen
- Gas Central Heating
- UPVC Double Glazing
- Communal Gardens
- Modern Bathroom
- No Chain

76 - 78 Chaminster Road Bournemouth Dorset BH8 SUS

Tel | 01202 77 77 04 **Fax** | 01202 55 68 89 **E-mail** | info@abbey-estates.co.uk **Web** | www.abbey-estates.co.uk

COMMUNAL ENTRANCE

Flat 3 can be located on the Ground Floor with doors to

HALLWAY

Power point, smoke alarm, cupboard housing meters, doors to

LOUNGE

16 narrowing to ' x 10' 6" x 13'6 (4.88m x 3.2m x 4.11m)
Two UPVC double glazed window to front aspect, two radiators, power points, t.v. point, Archway to

KITCHEN

7' 11" x 5' 11" (2.41m x 1.8m) Modern comprising of a range of cupboards and drawers with roll edge work surfaces over, wall mounted units, single stainless steel sink unit with mixer tap, fitted gas hob and electric oven, space for washing machine, space for undercounter fridge, wall mounted gas boiler, power points, partly tiled splashback walls.

BEDROOM

13' 2" x 7' 7" (4.01m x 2.31m) UPVC double glazed window to front aspect, radiator, power points.

BATHROOM

Modern comprising of a panelled bath with shower attachment and shower screen, close coupled w.c., pedestal wash hand basin, tiled flooring, partly tiled

splashback walls, heated towel rail, tiled flooring, partly tiled splashback walls, heated towel rail, dimmer lights.

OUTSIDE

Communal rear garden with rear garden area.
Communal bike shed.



OFFICE

76-78 Charminster Road
Bournemouth
Dorset
BH8 8US

T: 01202 777704

E: info@abbey-estates.co.uk

W: www.abbey-estates.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements before committing to any expense. Floor plans are not to scale. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the property. The photographs may only represent part of the property and as they appeared at the time of being taken. No guarantee can be given as to the working condition of the various services and appliances. The agent has not tested any apparatus, equipment, fixtures or fittings or services and it is in the buyer's interests to check the working condition of any appliances.